



Meeting Agenda Plat Committee

Monday, May 23, 2022

6:00 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 907 714 2200

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-4259](#) May 9, 2022 Plat Committee Meeting Minutes

Attachments: [C3. 050922 Plat Committee Minutes](#)

4. Grouped Plats

[KPB-4274](#) Staff Report

Attachments: [PlatGroupedStaffReport052322](#)

- a. Kings's Creek 2022 Replat; KPB File 2022-056
- b. Bailey Estates Karpik Rice Replat; KPB File 2022-038

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-4260](#) Lower Cohoe Subdivision Tracts 1-7; KPB File 2022-057
Attachments: [E1. Lower Cohoe Subdivision Tracts 1-7_Packet](#)
2. [KPB-4261](#) Morning Panorama Subdivision #2; KPB File 2022-058
Attachments: [E2. Morning Panorama Subdivision #2_Packet](#)
3. [KPB-4262](#) Mott's Subdivision 2022 Addition; KPB File 2022-059
Attachments: [E3. Mott's Subdivision 2022 Addition_Packet](#)
4. [KPB-4263](#) Tulchina Point Estate 2022 Replat; KPB File 2022-023
Attachments: [E4. Tulchina Point Estates 2022 Replat_Packet](#)
5. [KPB-4264](#) King's Creek 2022 Replat; KPB File 2022-056
Attachments: [E5. King's Creek 2022 Replat_Packet](#)
6. [KPB-4265](#) Wales Subdivision; KPB File 2022-061
Attachments: [E6. Wales Subdivision_Packet](#)

7. [KPB-4266](#) Beaver Creek Alaska Subdivision 2020 Replat; KPB File 2021-006
Attachments: [E7. Beaver Creek Alaska Subdivision 2020 Replat Packet](#)
8. [KPB-4267](#) Bailey Estates Karpik Rice Replat; KPB File 2022-038
Attachments: [E8. Bailey Estates Karpik Rice Replat Packet](#)
9. [KPB-4268](#) Kenai Meadows Addition No. 1; KPB File 2022-035
Attachments: [E9. Kenai Meadows Addition No 1 Packet](#)
10. [KPB-4269](#) Quartz Creek Subdivision Outfitters Way Replat; KPB File 2022-060
Attachments: [E10. Quartz Creek Sub Outfitters Way Replat Packet](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, June 13, 2022, in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.